


PLASTER MAINTENANCE GUIDE

YOUR HOME IS PROBABLY THE BIGGEST INVESTMENT YOU WILL EVER MAKE AND THEREFORE IT IS YOUR MOST VALUABLE ASSET.

 **THIS SPECIALIZED CONSTRUCTION PRODUCTS PLASTER MAINTENANCE GUIDE HAS BEEN DESIGNED TO PROVIDE YOU WITH SPECIFIC MAINTENANCE GUIDELINES TO PROTECT AND MAINTAIN YOUR EXTERIOR CLADDING SYSTEM, GIVING YOU PEACE OF MIND IN THE KNOWLEDGE THAT YOUR ASSET WILL BE PROTECTED NOW, AND IN THE FUTURE.**

General Maintenance is a requirement of the Specialized Construction Products Systems Guarantee.

Introduction

The forces of nature in New Zealand can be very destructive and it is important that you look after your home by inspecting and maintaining its exterior surfaces on a regular basis. Although the Specialized Construction Products System that has been applied to your home has been designed and tested to last for the life of the dwelling, there is unfortunately no such thing as a 'maintenance free' exterior. If your home isn't properly and regularly maintained even the most durable cladding systems can fail.

As the owner of a Specialized System, this maintenance guide has been designed to advise you of your obligations, not only for the long-term performance and look of your Specialized exterior cladding system, but in order to ensure it continues to comply with the requirements of the New Zealand Building Code. Simple things like clearing leaves from blocked gutters, keeping gardens at an appropriate distance from the cladding, and clearing roof flashings in a timely manner, will all contribute to the longevity and overall weather-tightness of your home.

It is your responsibility as the owner to immediately advise your Certified Plasterer or Specialized Construction Products Limited should you or the occupier notice any damage, settlement cracks or irregularities in the finished product.





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Inspection, cleaning & general maintenance

- The exterior surfaces of your home should be washed clean on a regular basis. This will help to remove any soiling, airborne pollutants and grime from the surface of the paint and will help to increase the potential lifespan of this all important coating. This work can be completed using a low pressure water blaster (300psi or less) or alternatively using a diluted detergent solution with a soft brush and plenty of fresh water.

- Due to our heavy rainfall, mould and algae are commonplace in New Zealand. This must be removed from the topcoat to stop microscopic root systems from taking hold in the plaster and causing potential plaster erosion. Mould can either be removed with a lot of detergent, warm water and elbow grease or alternatively it can be sprayed with a proprietary anti-mould solution killing the spores that get into the texture. Under no circumstances should you attempt to remove heavy staining using a high-pressure water blaster as this may damage the plaster.

- Regularly check your spouting and downpipes to ensure they are all free of leaves, tennisballs, kids toys or other obstructions that could block drains or cause overflows when it rains.

- Around windows and door penetrations, at your soffit line, around electrical fittings as well as all pipe openings considerable thermal and structural movement can occur. Carefully check these areas as well as where different surfaces meet for split, loose or missing sealant. All deteriorated or damaged sealant should be cut out and removed and replaced as soon as it appears. We recommend that a white paintable MS Sealant is used.

- Parapets and handrail tops are heavily exposed to extremely high UV and fluctuations in temperature. It is therefore extremely important that these areas well monitored and maintained.

- If accidental damage occurs, immediately contact your local Specialized Systems representative and they will provide the support or technical expertise required to have the problem fixed. Cracks can be indicative of more underlying structural problems and they should always be inspected by a professional. Temporary repairs can be made to cracks by filling them with sealant until the inspection is done and permanent repairs are made.

- By regularly cleaning the exterior of your home, you will dramatically reduce the chances of your plaster system becoming dirt stained. This will help to ensure that the huge task of repainting your home can be postponed for as long as possible.

DO NOT use harsh solvent based cleaners as they can damage the substrate underneath the plaster system.

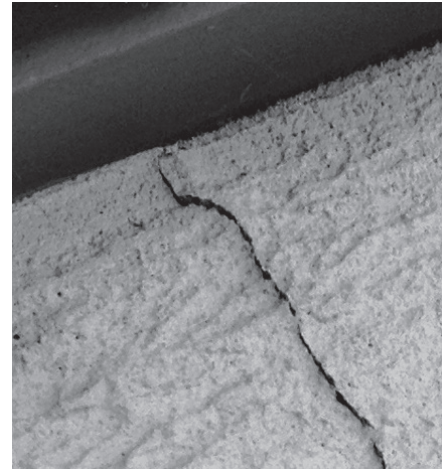
To keep your maintenance to a minimum and to allow good air circulation around your dwelling, keep foliage, stacks of timber, bark etc clear of plastered walls at all times.

Repainting

- Depending on the quality of the paint that has been used on your home, it will invariably require repainting after 5-7 years. If you have selected a colour which has an LRV less than 25% you can expect to repaint earlier as darker colours tend to absorb more UV light. Call Specialized Construction Products for re-coating options.

- Simply clean the wall surfaces with a suitable chemical or detergent wash and rinse off. If there are areas of the property that have been poorly maintained ensure lichen, moss or loosely adhered paint is removed using a wire brush or a proprietary cleaner that is fit for the purpose intended prior to any new paint being applied.

- The paint system you choose to use on your home must be suitable for painting highly alkaline plaster surfaces and must comply with Parts 7,8,9 and 10 of AS3730. It must not form a vapour barrier and it must be made from 100% acrylic resin. The chosen paint system must be applied according to the manufacturers specifications.



Small, undetected problems with plaster can become more serious problems in the future. Avoid both with regular maintenance.



Cladding protection

To ensure the longevity of your dwelling it is crucial that it is maintained in accordance with the standards set by the New Zealand Building Code. This code requires certain minimum clearances between your outside ground levels, decks etc and the bottom plates of your home. These clearances greatly reduce the chances of excess moisture being absorbed by capillary action into the foundations and framing elements of the dwelling, which can lead to decay and various types of moulds and rots.

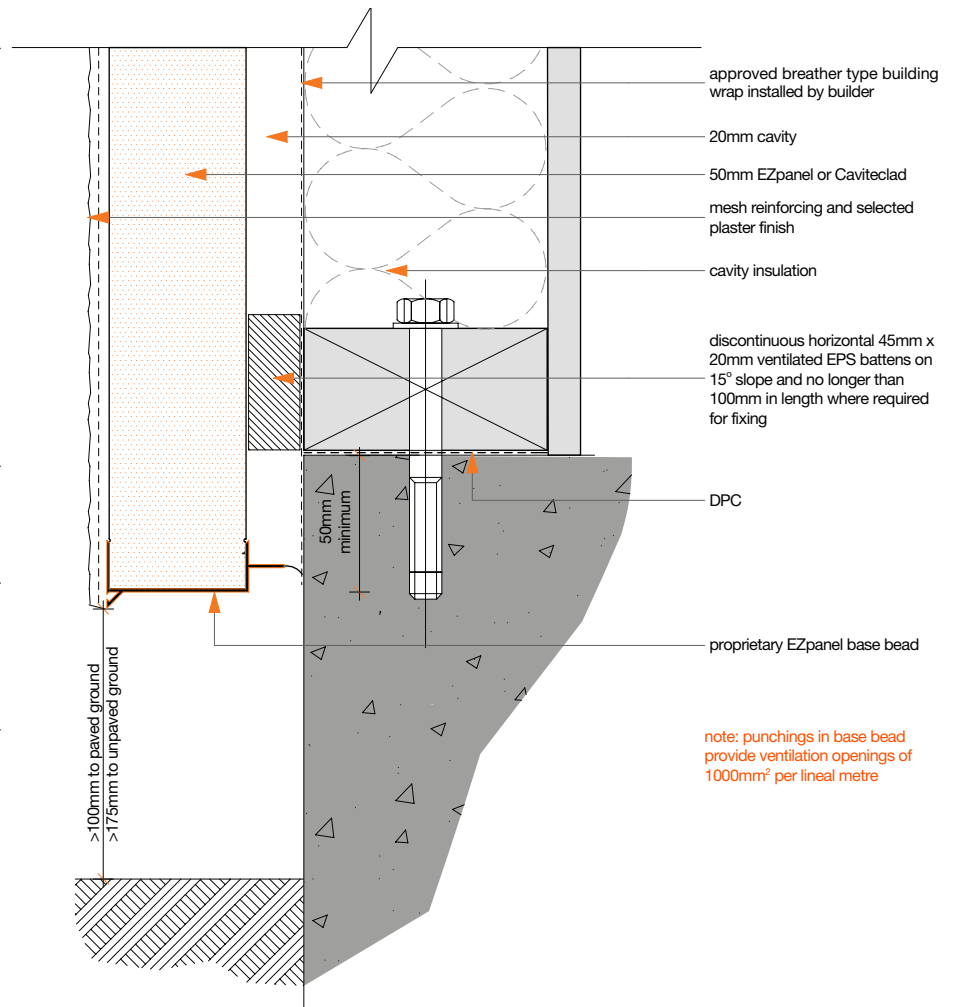
- **The minimum clearance between the bottom plate and unpaved or exposed ground such as gardens is 225mm.**

- **The minimum clearance between the bottom plate and paved or concrete surfaces like paths and driveways is 150mm.**

- **The minimum step down from an interior surface onto the top surface of a deck is 100mm.**

Be aware that in some cases it may appear as though your plaster cladding system has been taken into the ground. However, this is typically achieved by placing a similar finish over the concrete foundations of the home as it is highly irregular for a the cladding to ever come into contact with the ground. The only minor exception to this rule is if the house is based on timber pile construction and the bottom edge of the cladding has been buried. This will potentially reduce its overall serviceable life, but in some case this is known and accepted. If you are at all unsure where your bottom plate lies, simply measure the wall from the floor inside to the bottom of your window joinery and then transfer this measurement to the outside. This will give you a very good indication of the level of the bottom plate.

In most cases it is perfectly acceptable to pour concrete up against the plasterwork at the base of a home as long as the top of the concrete is keep the regulatory 150mm below the bottom plate. If you intend to pour concrete in this manner ensure a layer of slip material is placed between the two different products to ensure any potential subsidence in the path or driveway doesn't damage the finished surface of the plasterwork.



Without an ongoing preventative and corrective maintenance programme, plaster clad homes will deteriorate over time. If you're not sure about any aspect of your home's plastered exterior, call Specialized Construction Products Limited today.





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Maintenance Programme

Maintenance Item	E.T.A.	Best Time	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Clean out gutters. Remove leaves and other obstructions.	6 monthly	End of Spring End of Autumn											
Inspect exterior sealant junctions. Window perimeter/pipe penetrations/control joints.	Yearly	Autumn											
Ground – cladding clearances. 175mm unpaved/100mm paved	Yearly	Autumn											
Inspect drains & scupper outlets. Also check deck to cladding base. Remove leaves and other obstructions.	Yearly	End of Autumn											
Re-paint exterior walls Refer Specialized Care Maintenance guide.	5-7 Years	Summer											
Re-paint/clean roof. Refer manufacturers specifications.		Summer											
All Balustrade/wall intersections and parapets. If cracking has occurred contact Specialized.	6 Months	End of Summer											
Inspect exterior walls, roof and guttering.	Yearly	End of Summer											
Clean exterior walls.	6 monthly	End of Summer End of Winter											

Specialized Inspection	2 Years after original completion	Date of Inspection Request: / /
		Date of Inspection: / /
		Specialized Representative signature:

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